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**TRANSMITTAL**

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**TO:** STEVE BUELNA, PLACER COUNTY  
**FROM:** ANDREW T RYAN, PRDEI  
**SUBJECT:** HOMEWOOD MOUNTAIN RESORT RESIDENTIAL PROJECT PHASE 1C  
**DATE:** 3/10/21

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Please find included:

- Universal Application
- Project Cover Letter
- Civil Improvement Plans
- Landscape Plans
- Architecture: Floor Plans, Elevations, Materials Board

Thank You,

Andrew Ryan



March 10, 2021

Steve Buelna  
Supervising Planner  
Placer County Community Development / Resource Agency  
775 N. Lake Blvd.  
Tahoe City, CA 96145

RE: Universal Application Cover Letter; Project Description and Design Site Review

Dear Mr. Buelna:

Homewood Village Resorts LLC (HVR) is presenting this submittal for Design Site Review.

This request is for Phase 1C -Lot 3 (PROJECT) development as entitled in the Homewood Mountain Resort Ski Area Master Plan (MASTER PLAN). The PROJECT was found to be substantially conforming with the prior entitlement including the Vesting Tentative Map and Conditional Use Permit for Homewood Ski Area Master Plan (PGPA 20110329). It should be noted that Phase 1C was reviewed at a project level in the Homewood Mountain Resort Ski Area Master Plan DEIR/FEIR and that this application is representative of those findings and the results of January 27, 2014 settlement agreement.

HVR will be contacting all parties involved in the settlement agreement to inform them of this application.

Project Description:

The proposed infill PROJECT intends to redevelop the existing Lot 3, currently a gravel and boat/trailer parking lot, into (7) residential units. This will be a 7-unit air-space-envelope condominium project. The project site is approximately 62,802 SF and will result in no more than 23,000 SF of impervious surface coverage. The project is located to the south of Fawn St. and south of the North Lodge area at Homewood Mountain Ski Resort. The project area includes one parcel, APN: 097-140-003. The southern area of Lot 3 is identified as a heavily impacted stream environment zone (SEZ). As part of the PROJECT the SEZ will be receiving restoration treatments to slow and spread runoff and the proposed development will occur outside of the defined SEZ limits.

The redevelopment plans include on-site improvements such as drainage, permanent BMPs, utility upgrades, vehicle ingress/egress, lighting (dark sky compliant) and landscaping. Offsite improvement includes roadway improvements, storm drainage, utility infrastructure, and sidewalks.

The 7 units will comply with the California Residential Code requirements and include an array of additional measures to minimize environmental impacts. These measures may include elements from Build it Green, CAL Green, LEED, and others.



# **COMMUNITY DEVELOPMENT RESOURCE AGENCY** **Planning Services Division**

AUBURN OFFICE  
 3091 County Center Dr., Auburn, CA 95603  
 530-745-3000/FAX 530-745-3080

TAHOE OFFICE  
 775 North Lake Blvd., Tahoe City, CA 96146  
 P.O. Box 1909, Tahoe City, CA 96145  
 530-581-6280/FAX 530-581-6282  
 Website: [www.placer.ca.gov](http://www.placer.ca.gov)

Email: [planning@placer.ca.gov](mailto:planning@placer.ca.gov)

Application Intake – To be Completed by County	
File No:	Date Filed:
Accepted by:	Major Project: <input type="checkbox"/> Yes <input type="checkbox"/> No
Zoning:	Hearing Body: <input type="checkbox"/> ZA <input type="checkbox"/> PRC <input type="checkbox"/> PC <input type="checkbox"/> BOS <input type="checkbox"/> N/A
GP Designation:	Pre-Development Application Number:
General/Community Plan:	Acceptable for EQ Filing: <input type="checkbox"/> Yes <input type="checkbox"/> No
Taxes Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No	Notice Posters Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No
1. Application / Entitlement Type – To be Completed by Applicant. See Filing Instructions for Each	
<input type="checkbox"/> Additional Building Site <input type="checkbox"/> Administrative Approval Relief from Standards <input type="checkbox"/> Administrative Approval of Cellular Antenna <input type="checkbox"/> Administrative Review Permit <input type="checkbox"/> Appeal <input type="checkbox"/> Certificate of Compliance <input type="checkbox"/> Community Plan Amendment <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Design Review Agreement <input type="checkbox"/> Development Agreement <input type="checkbox"/> Environmental Questionnaire – Minor EQ <input type="checkbox"/> Environmental Questionnaire – Standard <input type="checkbox"/> Exemption Verification from CEQA	<input type="checkbox"/> Extension of Time <input type="checkbox"/> Farmworker Housing <input type="checkbox"/> Farmland Security Zone <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Major Subdivision <input type="checkbox"/> Minor Boundary Line Adjustment <input type="checkbox"/> Minor Land Division <input type="checkbox"/> Minor Use Permit <input type="checkbox"/> Modification to Approved Project <input type="checkbox"/> Predevelopment Meeting – Major <input type="checkbox"/> Predevelopment Meeting – Minor <input checked="" type="checkbox"/> Previously Approved CEQA Document <input type="checkbox"/> Rafting Permit
<input type="checkbox"/> Rezone <input type="checkbox"/> SB 330 Residential Project Preapplication <input type="checkbox"/> Sign Permit <input type="checkbox"/> Specific Plan <input type="checkbox"/> Specific Plan Administrative Modification <input type="checkbox"/> Specific Plan Amendment <input type="checkbox"/> Specific Plan Density Transfer <input type="checkbox"/> Tahoe – Site Assessment <input type="checkbox"/> Temporary Outdoor Event <input type="checkbox"/> Tree Permit <input type="checkbox"/> Variance <input type="checkbox"/> Williamson Act <input type="checkbox"/> Voluntary Merger	
2. Project	
Project Name: Homewood Village Resorts Phase 1C 7-Unit Residential	
Project Location: Nearest cross st. Fawn St. and Sacramento Ave.	
Assessor's Parcel Number(s): 097-140-003	
Size of Property (acreage or square footage): 62,802 SF (1.4 AC)	
3. Applicant or Representative	
Name: Andrew T. Ryan PR Design and Engineering, Inc	
Mailing Address (include city and zip): PO Box 1847 Kings Beach, CA 96143	
Telephone: 530-546-4500x105	Email: <a href="mailto:andrew@prdei.com">andrew@prdei.com</a>
4. Property Owner	
Name: Homewood Village Resorts LLC c/o David Tirman	
Mailing Address (include city and zip): PO Box 3938 Truckee, CA 96160	
Telephone: 415-728-0790	Email: <a href="mailto:dtirman@jmaventuresllc.com">dtirman@jmaventuresllc.com</a>

## 5. Architect / Engineer

Company Name: Walton Architecture + Engineering Inc.

Representative: Clare Walton

Mailing Address (include city and zip): PO Box 7562 Tahoe City CA 96145

Telephone: 530-583-3690

Email: clare@waltonae.com

**6. Project Description: Describe the project in detail including project purpose, size of buildings, acres, number of units, phasing, operational characteristics and associated construction activities. If project description exceeds space below include as a supplement to the application.**

SEE ATTACHED LETTER

## 7. Indemnification

The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition.

Applicant(s) agree to defend, indemnify and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as:

Owner Signature:

Printed Name: Art Chapman

Owner Signature:

Printed Name:

## 8. Authorizations

☒ I hereby authorize the above-listed applicant to make application for project approvals by Placer County, to act as my agent regarding the above-described project, and to receive all notices, correspondence, etc. from Placer County regarding this project, or

☐ As owner, I will be acting as applicant. In addition, as owner, I will defend, indemnify, and hold Placer County harmless from any defense costs, including attorneys' fees or other loss connected with any legal challenge, brought as a result of an approval concerning this entitlement. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.

☐ Signatures of both the Transferring and Acquiring Property Owners are required for a Boundary Line Adjustment. Boundary Line Adjustments shall not be used to create new parcels.

☐ The signature below authorizes any member of the Placer County Development Review Committee (DRC), and other County personnel as necessary, to enter the property/structure(s) that is (are) the subject of this application.

☐ The Planning Division is prohibited from accepting applications on tax delinquent properties pursuant to Board of Supervisors direction.

☐ Prior to the commencement of any grading and/or construction activities on the property in question, that are based upon the entitlements conferred by Placer County permit approval(s), the applicant should consult with the California Department of Fish & Wildlife (DFW) to determine whether or not a Streambed Alteration Agreement [§1603, CA Fish & Game Code] is required. The applicant should also consult with the U.S. Army Corps of Engineers to determine whether or not a permit is required for these activities pursuant to Section 404 of the Clean Water Act. Fees may be required to be paid to the Department of Fish and Game for their participation in the environmental review process as required by State law. **The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.**

Owner Signature: 

Printed Name: Art Chapman

Owner Signature:

Printed Name:

### 9. At-Cost Entitlement Processing Disclosure for MAJOR Projects (Required for MAJOR Projects Only)

☐ In accordance with the adopted County Fee Ordinance, many of the entitlements (land use permits) applied for through the Community Development Resource Agency are processed "at-cost". The fee paid at the time of filing of the initial project application is a deposit. Staff time and other direct expenses (i.e., public noticing) will be charged against the deposit. A detailed invoice will be sent monthly.

☐ Staff time includes field visits, travel time, consultations in the office or by telephone, staff report preparation, public hearing and entitlement processing. Time may also include research for special/unique situations.

Placer County departments involved in the entitlement process may include, but are not limited to, the Community Development Resource Agency, Facility Services including the Parks and Environmental Engineering Divisions, Department of Public Works, Environmental Health, the County Executive Office and County Counsel. For questions regarding potential charges or fees, please contact this office for clarification.

☐ It is the policy of the Placer County Community Development Resource Agency to process applications in an efficient and timely manner. A time accounting and reporting system is in place to track activities associated with application processing.

#### Acknowledgement of At-Cost Project Processing

I have submitted an application deposit of: \$

☐ I understand that if charges associated with staff time exceed this deposit, I will be billed based on actual time spent. The hourly rate in effect at the time the service is actually performed shall apply. Invoices will be mailed to the address on the application. I have 10 days from receipt of an invoice to contact the County with any questions regarding the charges or the invoice will be deemed correct and payable as presented.

☐ Once the decision-making body has taken final action on the project, upon written request, any unused deposits will be refunded to the person or firm from whom a deposit has been received.

#### Past Due Accounts

☐ 30 Days Past Due: Environmental documentation will not be released; the project will not be presented to a hearing body; and the County will not issue a permit.

☐ 60 Days Past Due or Balance Due is  $\geq$  \$5,000: A Stop Work Status will be issued and all County land use departments will cease work until the account is paid.

☐ 90 Days Past Due: The account will be forwarded for collection.

Owner Signature:

Printed Name:

Owner Signature:

Printed Name:

Existing Site Characteristics:

The parcel is relatively flat, sloping to the North towards Fawn St. The land capability is class 5 with existing verified coverage of 59,327 SF or 86%. There is a storm drain that crosses the site that will be re-routed as part of the PROJECT.

The site has been previously developed/impacted and has no significant historic or cultural resources. There is an area of SEZ that has been previously disturbed and impacted. Currently the site is gravel parking and boat/trailer storage.

Existing Land Use and Zoning:

	Land Use	Zoning
Project Area	Parking Storage	Homewood Residential
North	Recreation	Recreation
South	Residential	Homewood Residential
East	Commercial	Homewood Village Center
West	Residential	Homewood Residential

Proposed Land Use

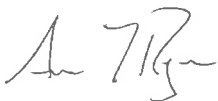
The PROJECT is residential and is consistent with prior approvals under the MASTER PLAN.

Development Standards

The project will be in compliance with Placer County Department of Public Works development standards and will submit for Improvement Plan Permit and Encroachment Permits. The submittal as a Planned Unit Development will allow the project applicant to work with the Development Review Committee to establish Snow Storage, Easements, Frontage Improvements and Setbacks. The project will provide parking per unit as required by the Tahoe Basin Area Plan. The MASTER PLAN identified Conditions of Approval that will be satisfactorily implemented as required per phase of development.

Thank you for your time and effort on this urban infill redevelopment project that intends to demonstrate the viability of parcel redevelopment in North Lake Tahoe. Please feel free to contact me with any project inquiries.

Sincerely,



Andrew Ryan



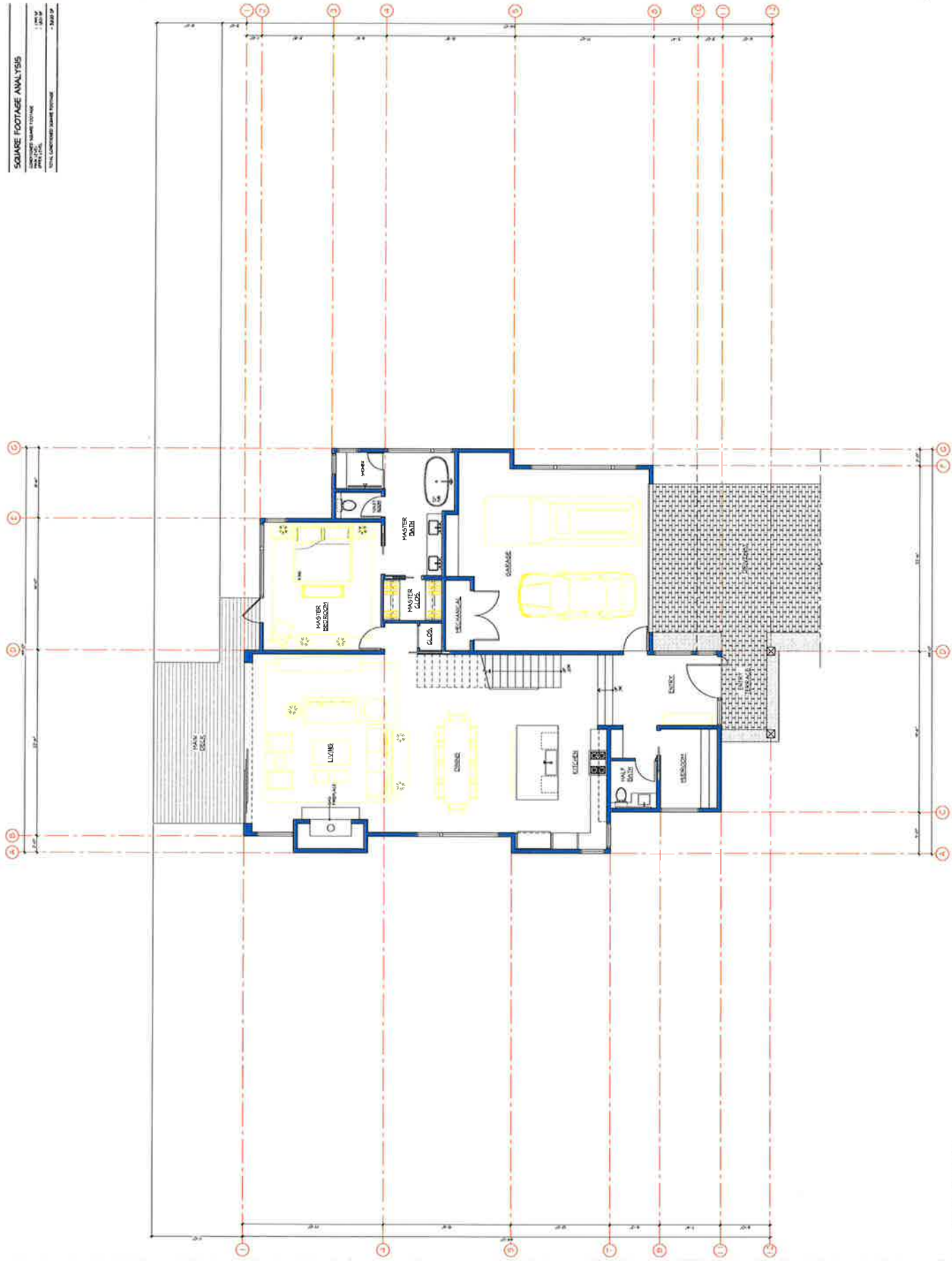
**Homewood  
 Mountain  
 Resort -  
 Residences  
 Unit A**

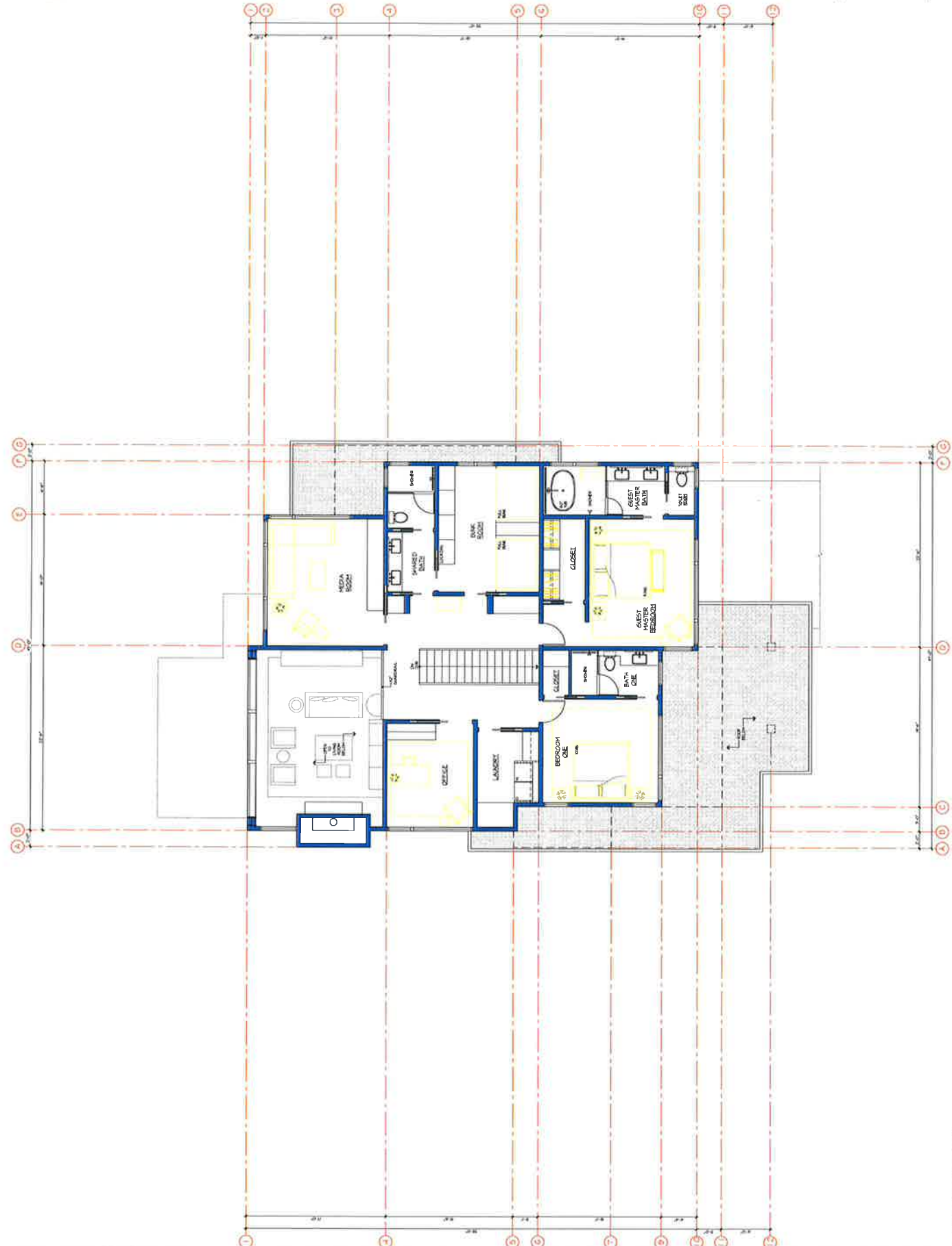
**PRELIMINARY**  
 Not for Construction

Architect	Watson Architectural + Engineering Inc.
Architect's License No.	0000000000
Engineer	Watson Architectural + Engineering Inc.
Engineer's License No.	0000000000
Project Name	Homewood Mountain Resort - Residences Unit A
Project No.	101010
Sheet No.	101010-01
Date	10/10/2021
Scale	As Shown
Drawn By	Watson Architectural + Engineering Inc.
Checked By	Watson Architectural + Engineering Inc.
Approved By	Watson Architectural + Engineering Inc.

**Drawing Title**  
 Main Level  
 Floor Plan

**Drawing Number**  
 a 2.1









HEIGHT CALCULATION

REV. 0001 10.10.20

EXTERIOR FINISH LEGEND

REV. 0001 10.10.20

walton



architecture +  
engineering inc.

1401 South Main Street  
Vancouver, BC V6A 4A5  
P 604.683.3333  
F 604.683.3333

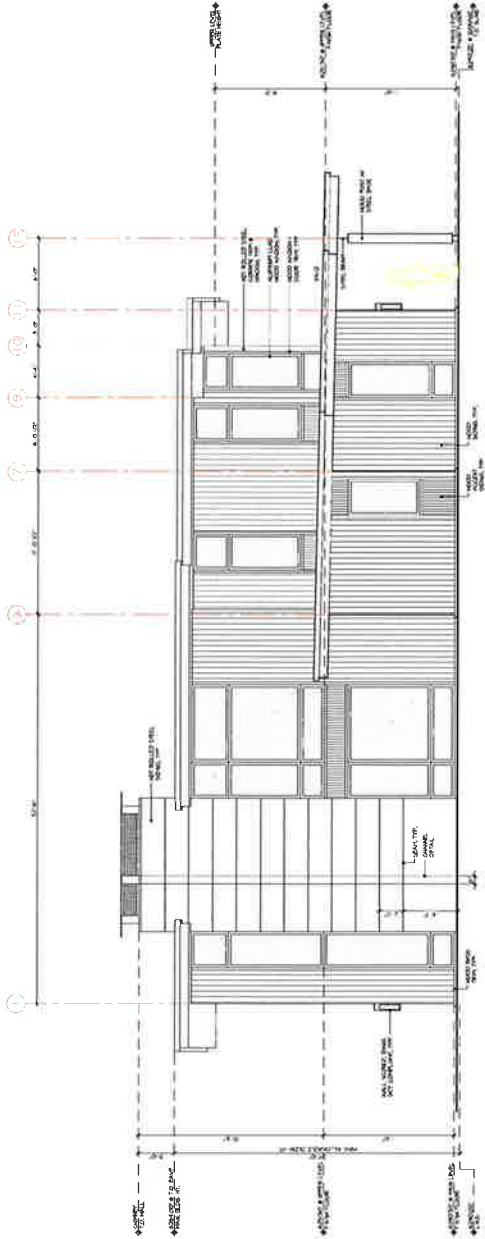
Homewood  
Mountain  
Resort -  
Residences  
Unit A

PRELIMINARY  
Not for Construction

1 SIDE ELEVATION



2 SIDE ELEVATION



Drawing Title  
Exterior  
Elevations

Drawing Number

a 3.2



**roofing**  
standing seam  
color: black



**soffits**  
1x4 1+g clear  
western red cedar, smooth  
stain: ginger



**windows**  
painted metal  
color: black



**vertical wood siding**  
1x6 1+g clear  
western red cedar, smooth  
stain: light charcoal/brown mix



**accent siding + trim**  
1x3 1+g 1tk with 2x and 3x trim  
western red cedar, resawn  
stain: dark charcoal/brown mix



**metal siding**  
hot rolled steel  
color: clear



**auto court pavers**  
belgard  
permeable aqua roc pavers  
color: rio blend



**decking**  
thermory white ash  
color: exotic brown



**exterior sconce**  
circa ivine large sconce  
finish: bronze with clear glass  
8.75" w 26.5" h



**exterior monopoint**  
bk lighting artistar  
finish: black



**exterior recessed can**  
bk lighting versa star  
finish: black

IMPROVEMENT PLANS  
HOMWOOD MOUNTAIN RESORT  
PHASE 1C  
7-UNIT RESIDENTIAL PROJECT  
APN: 097-140-003



SITE MAP



CONTACT INFORMATION

OWNER	HOMWOOD MOUNTAIN RESORT LLC 10000 N. 100TH AVE., SUITE 100 HOMER, AL 36349
ARCHITECT	WATSON ARCHITECTURE & CONSULTING INC. 10000 N. 100TH AVE., SUITE 100 HOMER, AL 36349
ENGINEER	WATSON ARCHITECTURE & CONSULTING INC. 10000 N. 100TH AVE., SUITE 100 HOMER, AL 36349
LANDSCAPE ARCHITECT	WATSON ARCHITECTURE & CONSULTING INC. 10000 N. 100TH AVE., SUITE 100 HOMER, AL 36349

SERVICE PROVIDERS

FILE	WATSON ARCHITECTURE & CONSULTING INC. 10000 N. 100TH AVE., SUITE 100 HOMER, AL 36349
PHONE	205-338-1111
DATE	10/10/2023
REVISION	1.0
DATE	10/10/2023
REVISION	1.0
DATE	10/10/2023
REVISION	1.0

INSTRUCTIONS TO CONTRACTORS

48 HOUR NOTICE REQUIRED  
PRIOR TO COMMENCING WORK

BEFORE COMMENCING WORK, ALL PLANS, SPECIFICATIONS AND PROGRAMS MUST BE SUBMITTED TO THE CITY OF HUNTERDON FOR REVIEW AND APPROVAL. THE CITY OF HUNTERDON RESERVES THE RIGHT TO REVIEW AND APPROVE ALL PLANS, SPECIFICATIONS AND PROGRAMS. THE CITY OF HUNTERDON SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR DUE TO THE CITY OF HUNTERDON'S REVIEW AND APPROVAL PROCESS.



SURVEY NOTES

1. THE SURVEY WAS CONDUCTED ON 10/10/2023.
2. THE SURVEY WAS CONDUCTED BY WATSON ARCHITECTURE & CONSULTING INC.
3. THE SURVEY WAS CONDUCTED AT THE PROJECT SITE.
4. THE SURVEY WAS CONDUCTED AT THE PROJECT SITE.

ENVIRONMENTAL HEALTH NOTES

1. IF AT ANY TIME DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.

SHEET INDEX

1. SITE PLAN
2. FLOOR PLAN
3. ELEVATION
4. SECTION
5. DETAIL
6. LANDSCAPE
7. UTILITY
8. OTHER

PROPERTY INFORMATION & LAND USE

1. THE PROPERTY IS LOCATED AT 10000 N. 100TH AVE., SUITE 100, HOMER, AL 36349.
2. THE PROPERTY IS LOCATED AT 10000 N. 100TH AVE., SUITE 100, HOMER, AL 36349.
3. THE PROPERTY IS LOCATED AT 10000 N. 100TH AVE., SUITE 100, HOMER, AL 36349.

DEVELOPER'S RIGHT-OF-WAY CERTIFICATE

I, the undersigned, hereby certify that the above described property is the property of the undersigned and that the undersigned is the owner of the property and is entitled to the use of the property for the purposes stated herein.

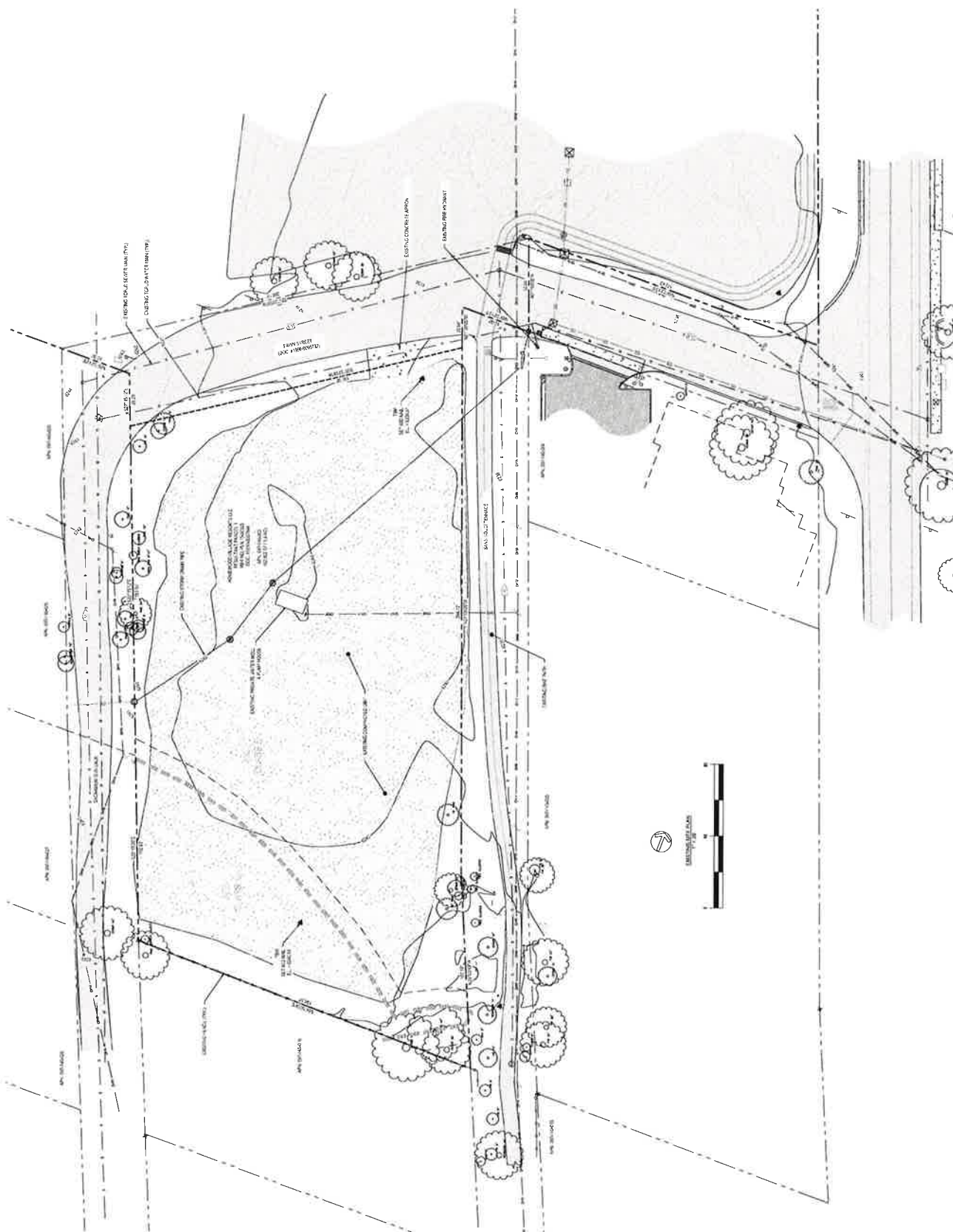
AIR POLLUTION CONTROL DISTRICT STANDARD NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.

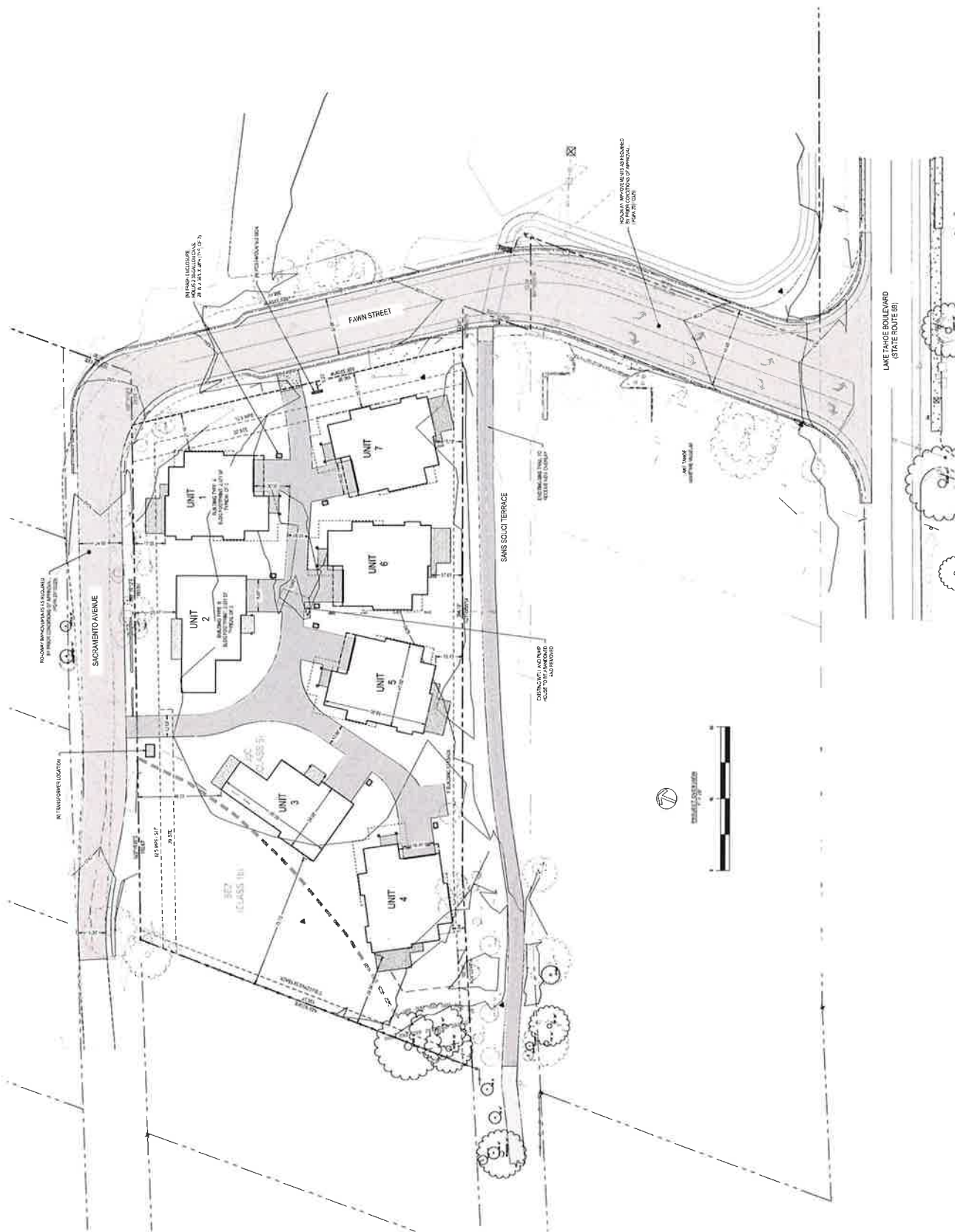
RECORD DRAWING NOTE

1. THE RECORD DRAWING SHALL BE SUBMITTED TO THE CITY OF HUNTERDON FOR REVIEW AND APPROVAL.
2. THE RECORD DRAWING SHALL BE SUBMITTED TO THE CITY OF HUNTERDON FOR REVIEW AND APPROVAL.
3. THE RECORD DRAWING SHALL BE SUBMITTED TO THE CITY OF HUNTERDON FOR REVIEW AND APPROVAL.











PROPOSED LAND COVERAGE BY LAND CAPABILITY  
PARCEL AREA 62,802 SF

[illegible]

EXISTING LAND COVERAGE BY LAND CAPABILITY  
TRPA FILE NO. LCAP 2008-0179 & 950220  
BAGGEI AREA 67,803.55

EXISTING COVERAGE	CLASS %	CLASS \$	TOTAL
BUILDINGS	1.17	138.37	138.37
SPRINKLING	1.18	46,123.57	113,823.57
PLUMBING	1.18	1.17	1.17
PLUMBING (W/SPRINKLING)			

VERIFIED LAND CAPABILITY  
APN 097-140-003  
TRPA FILE NO. LCAP 2008-0179

LAND CAPABILITY	PERCENT ALLUUVIAL SLOPES	AREA (SQ MILES)	LANDS W/IN ALLUUVIAL SLOPES (SQ MILES)
1	1%	16.141	129
2	25%	31.181	12,099

VERIFIED EXISTING LAND COVERAGE  
TRPA FILE NO. 650220  
PARCEL AREA 68.813 SF

STREET	AREA	EXISTING	PROPOSED
131 ST	BUILDINGS		
517M ST	CURT PARKING		
142N ST	AL. PARKING (PORTION OF FAIR ST.)		